



Affordable Housing Standards - Inland Areas

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center San Luis Obispo, California 93408 Telephone (805) 781-5601

This bulletin summarizes the county's affordable housing standards *for non-coastal areas*, including maximum household incomes, home purchase prices and rents. These standards are effective May 1, 2007.

Income limits:

The state defines family income groups as follows: "**Extremely Low Income**" is defined by Health and Safety Code Section 50106 as 30% of county median income; "**Very Low Income**" is defined by Health and Safety Code Section 50105 as 50% of county median income; "**Lower Income**" is defined by Health and Safety Code Section 50079.5 as 80% of county median income; "**Moderate Income**" is defined by Health and Safety Code Section 50093 as 120% of county median income; "**Workforce**" is defined by Title 22 of the County Code as 160% of county median income.

Persons in Family	Extremely Low Income	Very Low Income	Lower Income	Median Income	Moderate Income	Workforce
1	\$13,500	\$22,450	\$35,950	\$44,900	\$53,900	\$71,840
2	\$15,400	\$25,700	\$41,100	\$51,400	\$61,600	\$82,240
3	\$17,350	\$28,900	\$46,200	\$57,800	\$69,300	\$92,480
4	\$19,250	\$32,100	\$51,350	\$64,200	\$77,000	\$102,720
5	\$20,800	\$34,650	\$55,450	\$69,300	\$83,200	\$110,880
6	\$22,350	\$37,250	\$59,550	\$74,500	\$89,300	\$119,200
7	\$23,850	\$39,800	\$63,650	\$79,600	\$95,500	\$127,360
8	\$25,400	\$42,350	\$67,800	\$84,700	\$101,600	\$135,520

Sample maximum sales prices: (see footnotes)

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce
Studio	\$31,000	\$61,000	\$90,000	\$181,000	\$248,000
1	\$40,000	\$75,000	\$109,000	\$216,000	\$296,000
2	\$48,000	\$89,000	\$128,000	\$251,000	\$343,000
3	\$56,000	\$102,000	\$147,000	\$285,000	\$390,000
4	\$62,000	\$113,000	\$162,000	\$313,000	\$428,000

Note 1: Homeowner association fee assumed at \$100 per month.

Note 2: Mortgage financing assumed at 6.38% fixed rate for 30 years (per HSH Associates as of May 1, 2007).

Note 3: Prices shown are preliminary estimates and may be revised.

Note 4: Actual sales price limits will be determined by the County on a case-by-case basis.

Maximum rents: (see footnotes)

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce
Studio	\$337	\$561	\$674	\$1,235	\$1,684
1	\$386	\$643	\$771	\$1,414	\$1,928
2	\$434	\$723	\$867	\$1,590	\$2,168
3	\$482	\$803	\$963	\$1,766	\$2,408
4	\$520	\$866	\$1,040	\$1,906	\$2,599

Note 1: These rent limits include allowances for utilities as determined by the Housing Authority of the City of San Luis Obispo (805-543-4478).

Note 2: Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.



Affordable Housing Standards – Coastal Zone

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center # San Luis Obispo, California 93408 # Telephone (805) 781-5600

This bulletin summarizes the county's affordable housing standards, including maximum family incomes, home purchase prices, rents, and long-term affordability *for the Coastal Zone areas only*.

Income limits:

The state defines family income groups as follows: **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code section 50093 as 120 % of county median income. Effective April 18, 2007, the income limits for San Luis Obispo County are shown below:

Persons in Family	Very Low Income	Lower Income	Median Income	Moderate Income
1	\$22,450	\$35,950	\$44,900	\$53,900
2	\$25,700	\$41,100	\$51,400	\$61,600
3	\$28,900	\$46,200	\$57,800	\$69,300
4	\$32,100	\$51,350	\$64,200	\$77,000
5	\$34,650	\$55,450	\$69,300	\$83,200
6	\$37,250	\$59,550	\$74,500	\$89,300
7	\$39,800	\$63,650	\$79,600	\$95,500
8	\$42,350	\$67,800	\$84,700	\$101,600

Coastal Zone area rents and sales prices:

Unit Size (Bedrooms)	Monthly Rents (1)			Initial Sales Prices (2)		
	Very Low Income	Lower Income	Moderate Income	Very Low Income	Lower Income	Moderate Income
Studio	\$561.25	\$673.50	\$663.00	\$68,248	\$104,168	\$161,640
1	\$642.50	\$771.00	\$784.00	\$78,128	\$119,248	\$185,040
2	\$722.50	\$867.00	\$955.00	\$87,856	\$134,096	\$208,080
3	\$866.25	\$1,039.50	\$1,391.00	\$105,336	\$160,776	\$249,480
4	\$931.25	\$1,117.50	\$1,432.00	\$113,240	\$172,840	\$268,200

Note 1: Maximum rents shown above include costs of utilities based on utility allowances determined by the Housing Authority of the City of San Luis Obispo.

Note 2: Maximum sales prices shown above are based on assumption that special financing is not committed to project, and therefore, reflect 11th District Cost of Funds Index of 4.299%, which is effective through May 2007, according to the Federal Home Loan Bank of San Francisco (interest rate hotline: 415-616-2600, and www.fhlbsf.com/cofi/monthly/monthly.asp).

Updated: 05/01/07